

ORDINANCE NO. 20051215-087

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10701-10807 PECAN PARK BOULEVARD FROM GENERAL OFFICE (GO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office (GO) district and community commercial (GR) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-05-0170, on file at the Neighborhood Planning and Zoning Department, as follows:

A 19.816 acre tract of land, more or less, out of Lots 12-19, Block B, Pecan Park Subdivision in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance ,

locally known as 10701-10807 Pecan Park Boulevard, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on December 26, 2005.

PASSED AND APPROVED


December 15, 2005

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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

FIELD NOTES
FOR

19.816 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING PORTIONS OF LOTS 12 THROUGH 19, BLOCK B, PECAN PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDES 274-275 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF PECAN DRIVE RIGHT-OF-WAY AS DESCRIBED IN VOLUME 1503, PAGE 526 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT 2 AS CONVEYED TO PECAN PARK LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2005028089 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found at the Southwest corner of said Lot 12, for the Southwest corner and PLACE OF BEGINNING hereof;

THENCE along the West line of said Lot 12, N 25°37'43" E for a distance of 875.64 feet to a ½ inch iron pin found at the Northwest corner of said Lot 12;

THENCE N 18°38'07" E for a distance of 29.86 feet to a ½ inch iron pin found in the curving South r.o.w. line of Pecan Park Boulevard, for the Northwest corner hereof;

THENCE along the South r.o.w. line of Pecan Park Boulevard for the following courses:

Along a curve to the left whose radius is 460.00 feet, whose arc is 290.59 and whose chord bears S 89°24'56" E for a distance of 285.78 feet to a capped iron pin found

N 72°23'37" E for a distance of 317.76 feet to a capped iron pin found at a point of curve

Along a curve to the right whose radius is 940.00 feet, whose arc is 87.22 feet and whose chord bears N 75°03'07" E for a distance of 87.19 feet to a ½ inch iron pin found

N 77°44'22" E for a distance of 247.90 feet to a ½ inch iron pin found at a point of curve

Along a curve to the left whose radius is 2060.00 feet, whose arc is 74.08 feet and whose chord bears N 76°39'45" E for a distance of 74.08 feet to a ½ inch iron pin found

FIELD NOTES
FOR

19.816 ACRES OF LAND – Page Two

N 75°38'26" E for a distance of 50.75 feet to a point in the East line of said Lot 19, for the Northeast corner hereof;

THENCE along the East line of said Lot 19, S 14°42'00" E for a distance of 621.09 feet to the Southeast corner of said Lot 19, for the Southeast corner hereof;

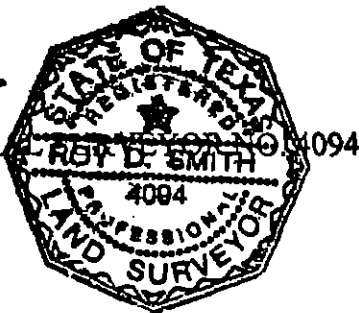
THENCE along the South lines of said Lots 12 through 19, S 75°19'19" W for a distance of 809.53 feet to a ½ inch iron pin found and S 75°16'56" W for a distance of 826.26 feet to the PLACE OF BEGINNING and containing 19.816 acres of land, more or less.

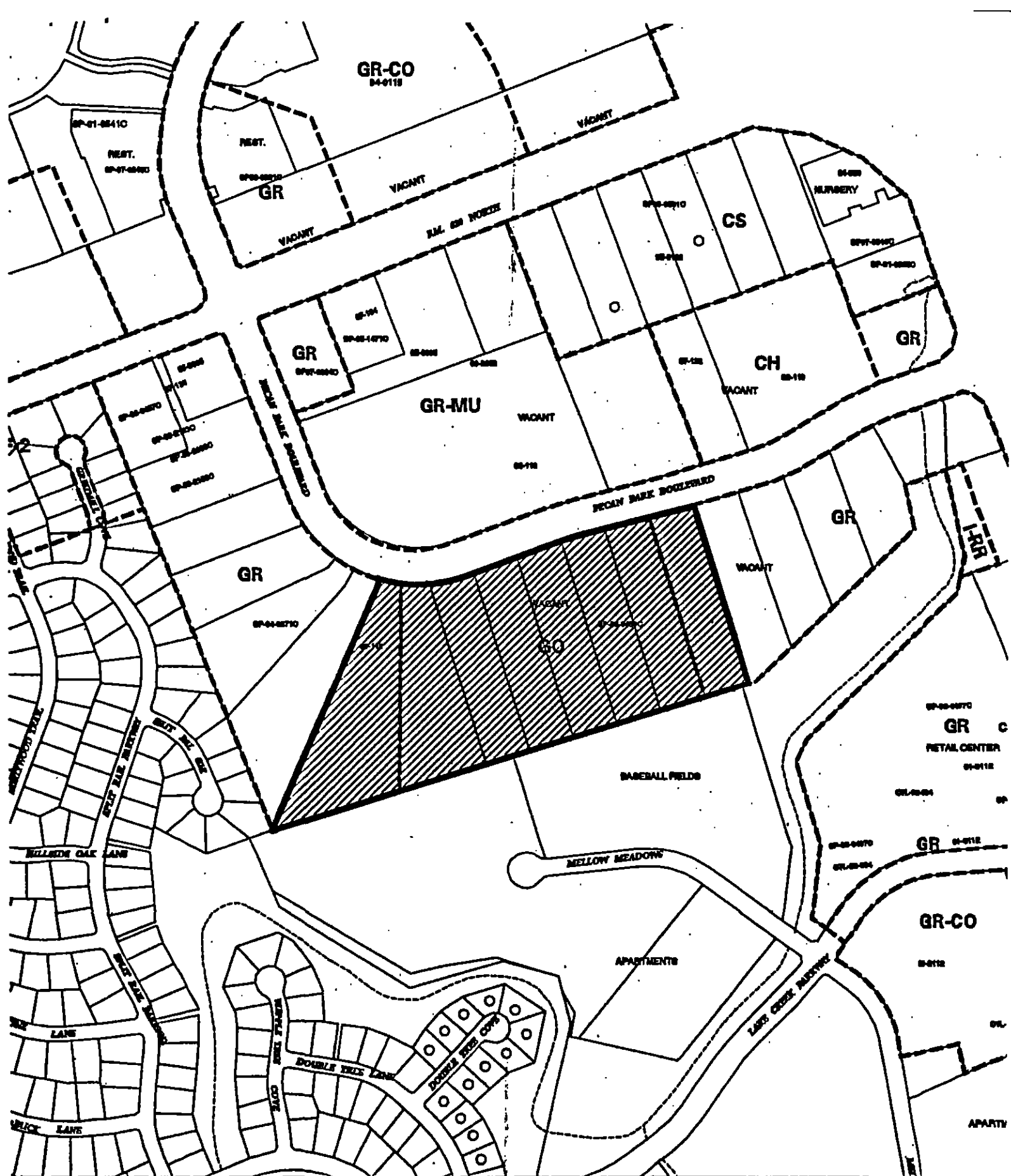
SURVEYED BY:
Roy D. Smith Surveyors, P.C.

Roy D. Smith
ROY D. SMITH

REGISTERED PROFESSIONAL
November 4, 2005

19.816 ac. – Pecan Park





 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT 23		CITY GRID REFERENCE NUMBER F39
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0170	DATE: 05-10	
	CASE MGR: S.BIRWATIS	ADDRESS: 10701-10807 PECAN PARK BLVD SUBJECT AREA (acres): 19.820	INTLS: 6M	